

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	10	- 9.1%	27	20	- 25.9%
Closed Sales	2	2	0.0%	18	17	- 5.6%
Median Sales Price*	\$872,450	\$1,213,750	+ 39.1%	\$740,000	\$883,250	+ 19.4%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	3.4	4.3	+ 26.5%	--	--	--
Cumulative Days on Market Until Sale	21	14	- 33.3%	75	50	- 33.3%
Percent of Original List Price Received*	125.4%	98.9%	- 21.1%	100.6%	97.5%	- 3.1%
New Listings	7	9	+ 28.6%	26	34	+ 30.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

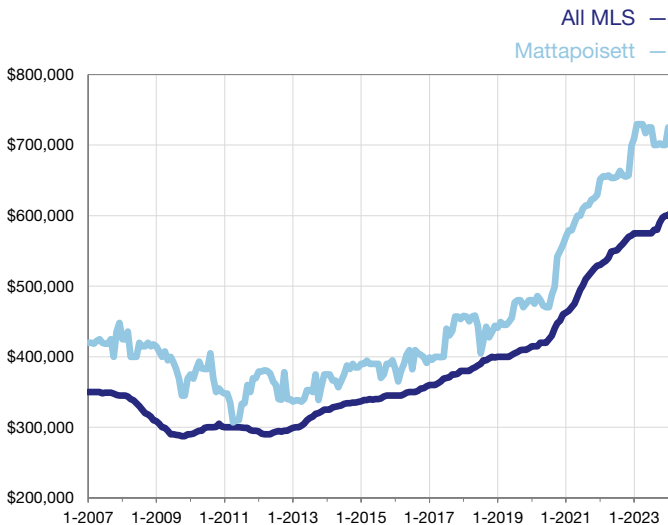
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$499,000	\$0	- 100.0%	\$569,500	\$0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	340	0	- 100.0%	190	0	- 100.0%
Percent of Original List Price Received*	78.0%	0.0%	- 100.0%	88.2%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

